

TOWN OF SOUTHAMPTON

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PRE-ACTION SUMMARY REPORT

DATE	November 24, 2015
PREPARED BY	Amy Pfeiffer, Department of Land Management Long Range Planning
PROJECT NAME	Bridgehampton Gateway Mixed Used Planned Development District (MUPDD)
S.C.T.M. NO.	900-84-1-13.4, 13.5, 13.6, 13.7, 14, 15, 16.2, 16.8, and 44
PROJECT LOCATION	Hamlet of Bridgehampton
ZONING DISTRICT(S)	Highway Business (HB) and Residential 60 (R60)
PROJECT SIZE	13.35 acres

The subject of this proposed re-zoning is a 13.35 acre area located on the south side of Montauk Highway (S.R. 27), south of Bridgehampton Commons to the west of, and in close proximity to the Hamlet of Bridgehampton's commercial center. The land under review consists of 9 separate parcels having Suffolk County tax map (SCTM) numbers: 900-84-13.4, 13.5, 13.6, 13.7, 14, 15, 16.2, 16.8, and 44. The property currently contains an approximately 1,200 square foot, single-story Carvel Ice Cream shop with associated parking (SCTM Lot 14), located directly on Montauk Highway. The remainder of the site is currently vacant and undeveloped. Approximately 4.7 acres of the site is covered by a mowed field, 0.92-acre contains vacant man-made structural improvements (buildings and parking lots), and the remainder, 7.8 acres, consists of successional old field and shrubland environments or forest.



Figure 1: The outline of the properties making up the Bridgehampton Gateway project.

The 1999 Comprehensive Plan Update: Southampton Tomorrow

The vision statement of the 1999 Update was “The Southampton of the future will protect its valuable natural, historic and scenic resources; enhance public facilities; maintain and diversify the local economy; and provide more travel choices for local residents”.

The Plan recognizes that additional piecemeal retail development could create a continuous strip environment along Montauk Highway into the historic hamlet center, which would diminish the scenic quality and worsen already difficult traffic conditions.

The Plan recommends zoning modifications that would increase the Town’s design control as the area develops. The goal is to create a more visually pleasing western gateway to the hamlet as well as encourage the development of a more pedestrian-friendly environment that can be connected to the center both aesthetically and physically.

The recommendations related to the proposed project include:

- Use PDD zoning to control development around Bridgehampton Commons through landscape and streetscape improvements, including consolidated curb cuts, unified development, focused intensity, and compliance with architectural standards.
- Promote mixed residential and low-impact commercial uses in transition zones between Bridgehampton Commons and the historic center.
- Promote shared access/egress.
- Promote building forms outside the center that are consistent with the large historic houses that prevail there.
- Tightly control additional commercial development in and around Bridgehampton Commons, ideally by employing landscape and building designs that complement the rustic and historic image of the hamlet.

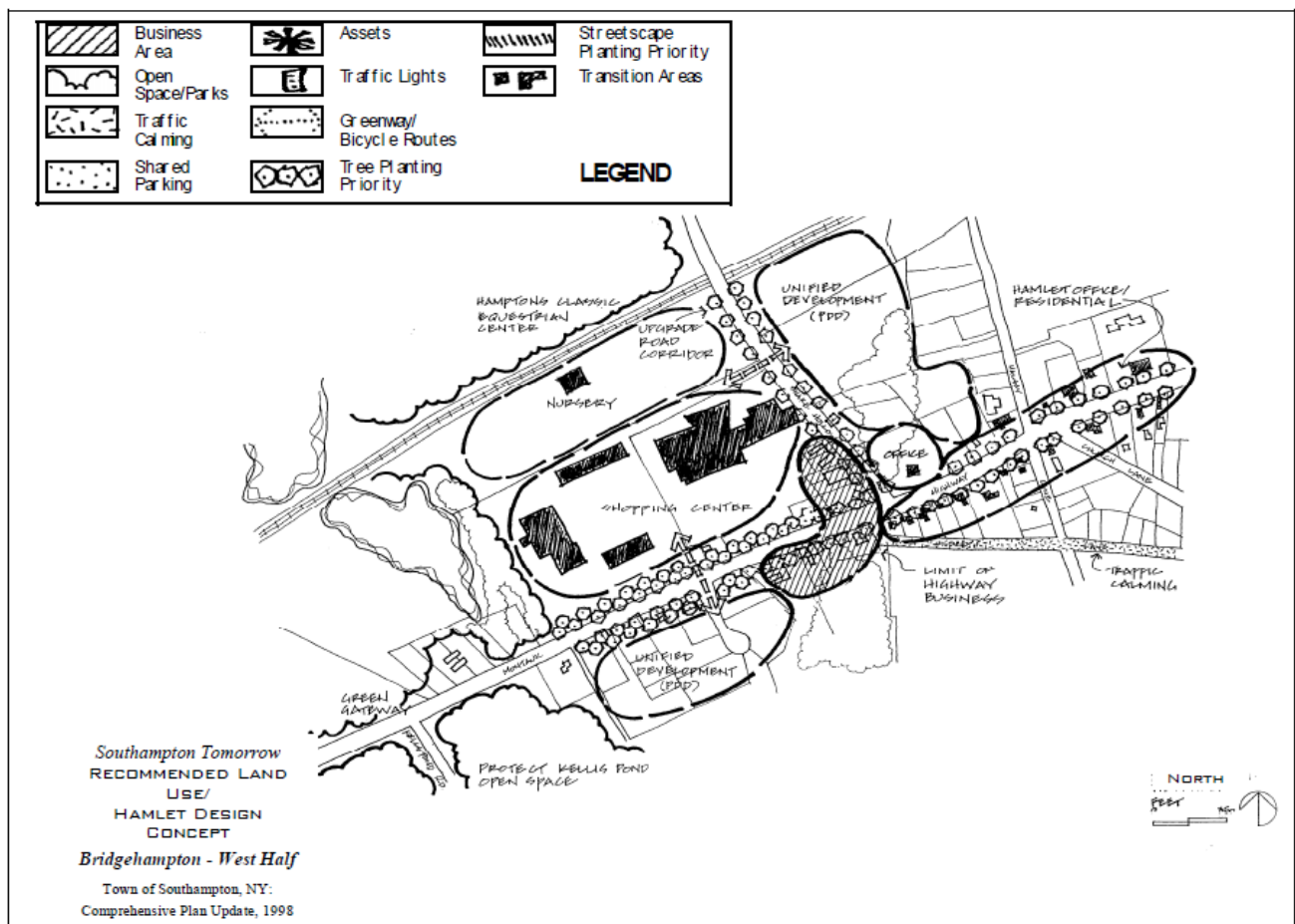


Figure 2: The recommendations for the area surrounding the proposed rezoning from the Comprehensive Plan.

A Plan for Bridgehampton Hamlet Center (February 2003)

The Hamlet Center Plan grew out of the 1999 Comprehensive Plan Update and addressed the following planning issues:

- Future development and/or preservation of key development sites to maintain and enhance hamlet character and create a clear sense of place by preserving historic buildings, open spaces, and agricultural lands that frame the center.
- Housing development to increase the range in types of housing stock to create housing affordable to a range of household incomes.
- Improvements to hamlet center design, streetscape, circulation, and parking along Montauk Highway to help businesses and pedestrians and to create gateways at the western and eastern ends of the commercial street.
- Changes to the Town's zoning code that would benefit Bridgehampton, specifically focused on the balance among retail, office, commercial, and residential uses.

The study presents a conceptual site layout:

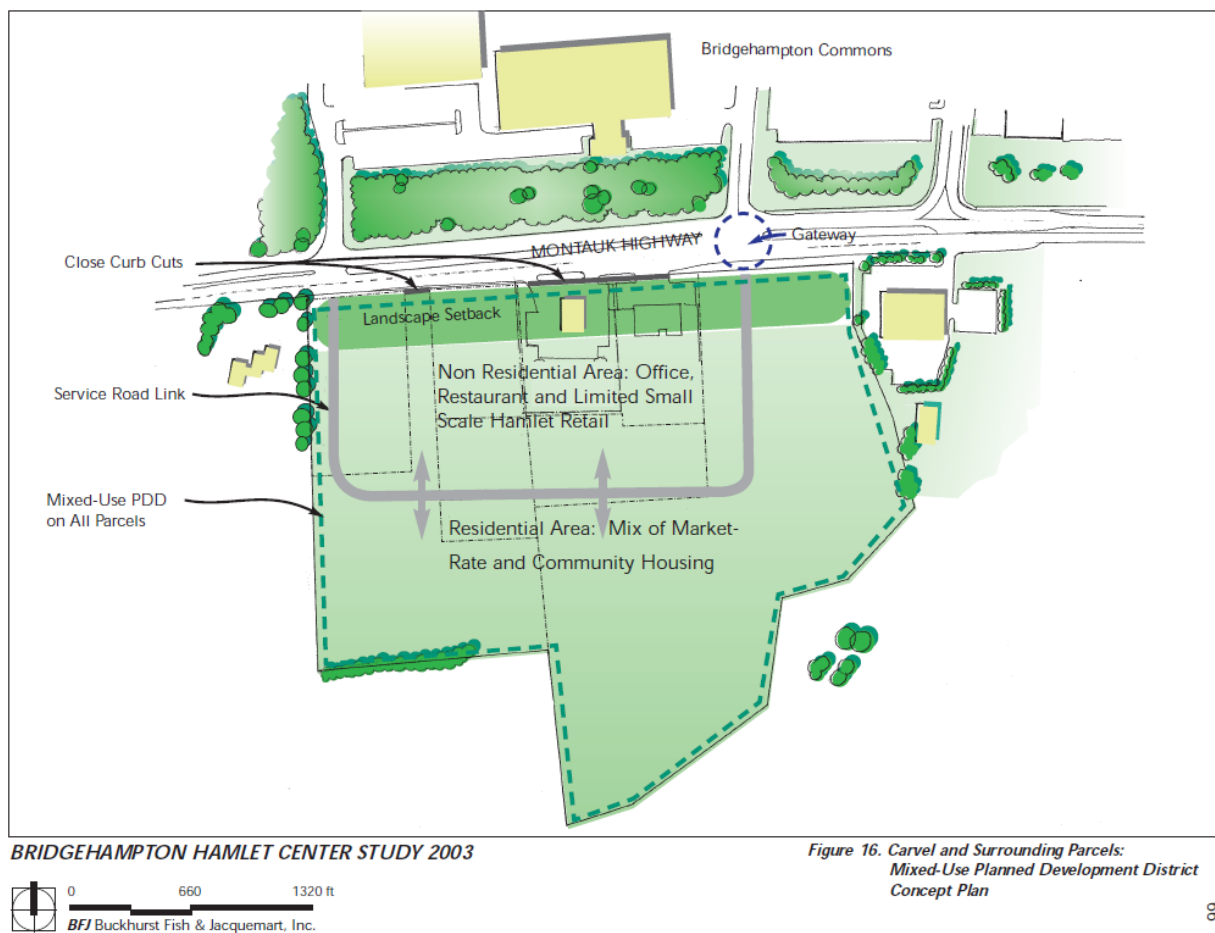


Figure 3: The conceptual plan for the subject site from the 2003 plan

On November 25, 2003 the Town Board passed a resolution to put out an RFP to study the potential for a mixed-used planned development district (MUPDD) in this location. The first community meetings to discuss the “Bridgehampton Gateway” MUPDD were held by the Town in May, 2004. The Town put the project on-hold in August of 2007 (the history of the project can be found on page 23 of this report).

The Town revived the project in the fall of 2014, working with the community via the Bridgehampton Community Advisory Committee (CAC) and the project specific Bridgehampton Gateway Advisory Committee. The timeframe of these meetings is the following:

- October 27, 2014 – Presentation at CAC
- November 12, 2014 – Town Board hires Araiys Design to finalize the site plan
- November 24, 2014 – Presentation at CAC
- November 25, 2014 – Town Board hires Cashin to complete the GEIS
- December 15, 2015 – Advisory Committee meeting #1
- February 4, 2015 – Advisory Committee meeting #2
- February 23, 2015 – Presentation at CAC
- March 3, 2015 – Advisory Committee meeting #3
- April 16, 2015 – Town Board work session
- November 10, 2015 – Town Board sets public hearing on the pre-application summary report
- December 8, 2015 – Proposed public hearing on the pre-application summary report

The development of the site consists of 12, 2-story buildings of a total of 90,000 square feet, 11 mixed-use buildings having commercial uses on the ground floor and residential uses on the second floor, and one building as a stand alone residential use. A sewage treatment plant is proposed to be installed in the southern portion of the site to address the septic needs associated with the entire development.

The intent of the conceptual plan is to capture the agricultural history of the Hamlet of Bridgehampton in the pedestrian scale layout of the site and through the architecture of the structures. The buildings are purposely angled and situated to reduce the amount of land dedicated to impervious surfaces in favor of a public green, a development pleasant for walking and to create an open, airy, farmstead design.



Figure 3: Bridgehampton Gateway conceptual plan.

The general land uses and building square footages associated with the conceptual plan are shown in Table 1 below.

BRIDGEHAMPTON GATEWAY PDD - PROJECT TOTALS			
Building	Commercial Square Footage	Building Use/ First Floor	Use/ Second Floor
1	13,000	Commercial (Fitness Center)	
2	14,000	Commercial (Fitness Center)	
3	7,500	Commercial	Residential
4	4,000	Commercial	Residential
5	5,800	Commercial	Residential
6	3,600	Commercial	Residential
7	3,600	Commercial	Residential
8	4,500	Commercial	Residential
9	4,000	Commercial	Residential
10	15,000	Commercial	Residential
11	15,000	Commercial	Commercial
12	8,000	Residential	
Total Commercial	90,000		
RESIDENTIAL UNITS:			
Residential - Market Rate		8	
Residential - Community Benefit Units		30	
Residential - Total Units		38	

Table 1: Proposed building size and general land uses.

The Bridgehampton Gateway Advisory Committee discussed the types of uses that could be permitted as-of-right and by special exception in the MUPDD, the size of the buildings, the maximum size of each land use in each building, and the general look of the proposed development.

The Advisory Committee was interested in a mix of uses that would be economically viable and unique to the hamlet, but not overwhelming in size. As such, the proposed MUPDD includes one 15,000 square foot use, one 10,000 square foot use, and all other uses are limited to 5,000 square feet or less. It was also decided by the committee that if the physical fitness facility use (Equinox Gym buildings) is terminated, the maximum size of a use within those building shall be 5,000 square feet. (This means that while the Equinox Gym is a 14,000 square foot building, if the use ever changed it would have to be a smaller use than the Equinox).

The total square footage of the proposed project is 125,200 square feet, with 90,000 square feet of commercial use and 35,200 square feet of residential use.

The conceptual plan for the Bridgehampton Gateway promotes several ideas, first and foremost is the agricultural heritage of the Hamlet of Bridgehampton. While shifting demographics and new service industries, such as tourism, have reduced economic dependence on farming, the agricultural heritage of Bridgehampton is the basis for the design theme of the development of the subject property, particularly as it addresses Montauk Highway.

The farmstead complex serves as precedents for the design of the site, which follows: the architectural style reflects the history and vernacular of the area, and the location and arrangement of the buildings associated with a typical farmstead. Architecturally, the farm complex is characterized by low, gabled, sloping roofs, and natural building materials. The farm is generally arranged as a group of buildings including one large building (the barn) and a cluster of other structures of varying sizes, which is surrounded by large expanses of pastures and crop fields

In turn, from the time of early American settlements, the village green has played an important and central role in the development of towns and villages. The central green space has served as a gathering place, a recreational area, and a ceremonial and cultural space. The public green is generally flanked on at least three sides by structures, some of which are often of civic or institutional importance. The open space acts as the prime organizer of the structures around it, and connects the various elements to one another. The pasture area illustrated here in Figure 4 is contemplated to function as a village green.



Figure 4: All of the elements shown here can be specified for inclusion in the code for the Bridgehampton Gateway, allowing a stronger degree of design control for the Town and the community.

The half-mile radius map was found to consist of a mix of relatively closely spaced industrial, commercial, office, residential and institutional land uses located along a main thoroughfare. Such settings are prized as traditional “Main Street” central business districts, for which this part of the hamlet qualifies. Some of the buildings in the area are either historic or are of an architectural style that is generally consistent with earlier American communities. Agriculture, the nearby presence of coastal

areas, and the existence of a mosaic of freshwater ponds in the area all provide a resource-rich bucolic ambiance to this community. These conditions, in conjunction with quaint shops, a historic community character, the presence of religious and cultural institutions, and pedestrian oriented shopping qualities create a valued community center.

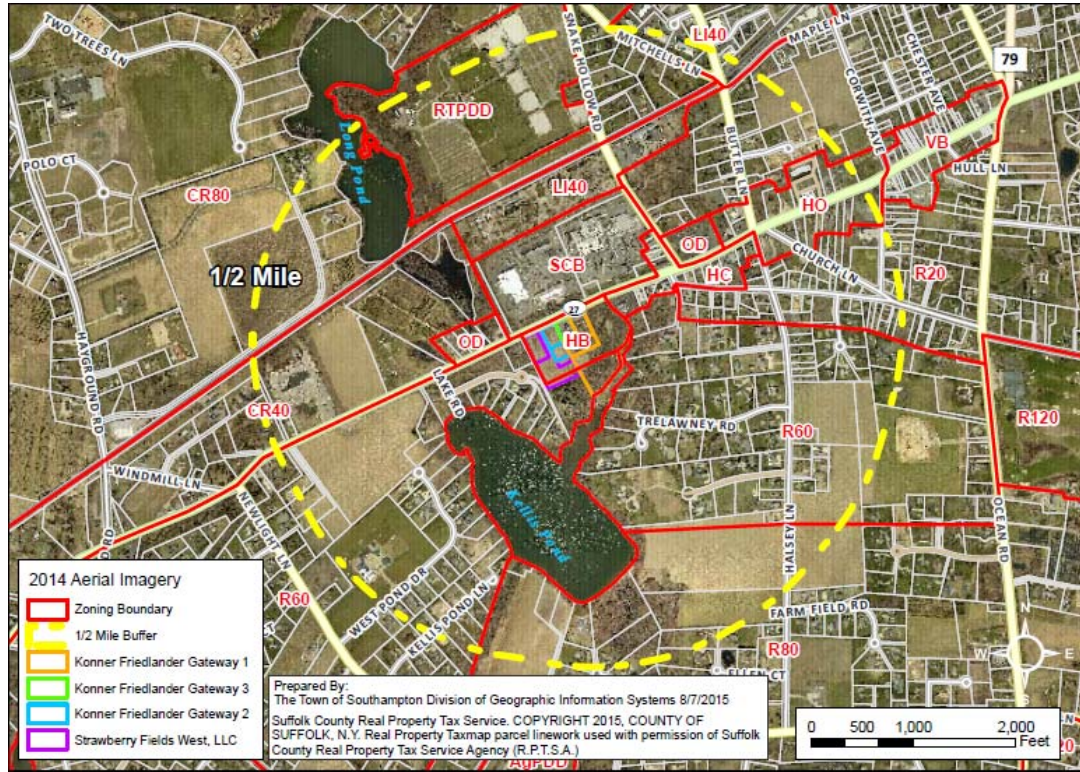


Figure 5: Half-mile radius with the proposed project at the center.

Of the nine parcels that make up the site, only one parcel is developed with a Carvel ice cream and bakery shop. The Carvel shop is located within 100 feet of the edge of Montauk Highway. The other parcels that make up the proposed development site are vacant. The parcel next to Carvel is rented to the Southampton Kiwanis Club's Annual Carnival.

The majority of the site, approximately 10.75 acres, is currently zoned for Highway Business (HB). This zoning district is intended to accommodate highway-oriented businesses, providing a location in the hamlet for automobile services and sales, offices and wholesale facilities. In the HB district, the Town Code allows one use for every 20,000 square feet of lot area, except office uses, which is permitted at one use for every 4,000 square feet.

The remainder of the site is zoned R-60 Residence, which permits single family houses on 1.5 acre lots. The R-60 district allows by right a variety of other uses that complement residential uses, including parks, schools, plant nurseries, and home offices. The R-60 portion of the site is also subject to the Agricultural Overlay District, which is intended to preserve land with highly productive agricultural soils for agricultural purposes.

The as-of-right development for the site, per the existing zoning is 90,000 square feet, the same as the proposed MUPDD. Figure 6 below shows the layout of the as-of-right design with the six, 15,000 square foot buildings.

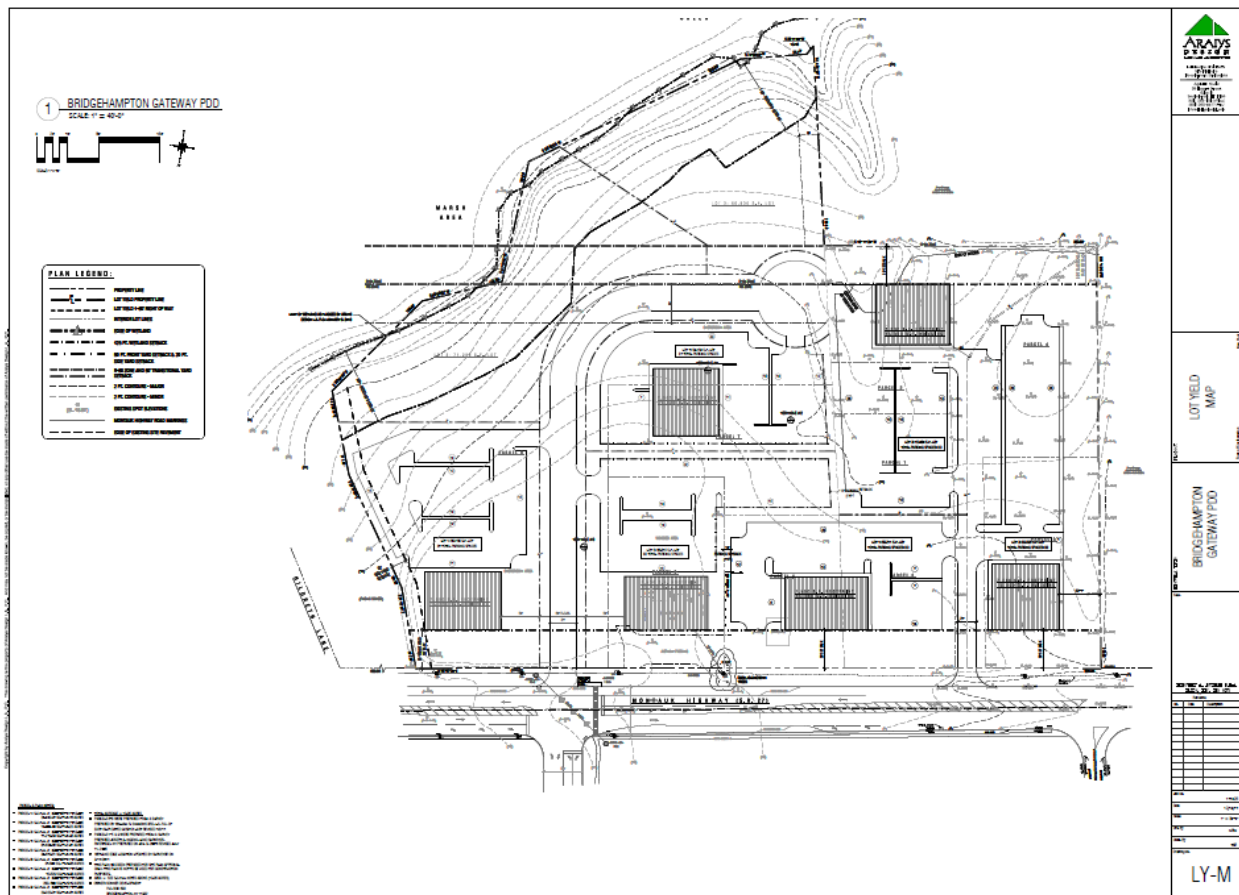


Figure 6: As-of-right lot yield map.

The vision for the site expressed in the Bridgehampton Hamlet Center Plan and the conceptual plan for the Bridgehampton Gateway MUPDD would not be realized if the current zoning of the site remains. While it is possible to develop the site in a manner that reflects some aspects of the vision and the interests of the community, there is no mechanism in place to ensure that the physical characteristics of the buildings and the continuity of the site as a whole will meet the goals of the community under the current zoning.

Of greatest concern are the uses that the HB district allows which would create conditions that in many ways conflict with the community's vision. Developing the parcels under an as-of-right/HB scenario poses the following issues:

1. Each is a single use requiring most of the site acreage available in the study area. The opportunity to provide a mixture of uses is then limited.
2. Each is a regional commercial use, meaning that it draws clientele from an area that is within a 50-mile radius of the site.

3. Each is auto-oriented, which leads to:
 - a) Site design that is not conducive to safe, comfortable pedestrian movement. The products sold are of a size or are typically purchased in quantities that require patrons to drive to the site so that the products may be easily transported by vehicle to another location. To accommodate such vehicles, large surface parking lots are typically located on-site. Some sell vehicles and other products that are typically displayed outdoors. Therefore, while the building or buildings constructions on site may be small, the majority of the site is paved to provide space for the display and storage of merchandise.
4. Each allows for minimal landscaping on site. Most is confined to the perimeter of the site. Typically, very little landscaping is installed between these commercial uses and the road toward which they are oriented, as landscaping obstructs the view of potential patrons passing the site. Thus, the “heavily landscaped setback” desired by the community is not a feature of these types of commercial developments.

In addition, the current potential development yield which allows for 90,000 square feet of commercial development would require approximately 600 parking spots if each of the parcels were developed separately.

The proposed Bridgehampton Gateway is 90,000 square feet of commercial development and 35,200 square feet of residential development. The proposed parking is about 280 spots. The vast difference between the parking numbers for the as-of-right and the concept plan is a result of being able to share the parking in the PDD design rather than designing parking for a single land use at a time. While addition of residential uses changes the nature of the development, this change has very little influence on overall traffic volumes near the site.

This Town initiated mixed-use planned development district offers numerous community benefits. Perhaps the most important community benefit of this project is the provision of 38 affordable housing units, a sorely needed resource in Bridgehampton.

Another significant benefit to the planned development district is the ability of the Town to specify the size, use and look of the buildings and the overall site. All of these specifications will be included in the legislation written for the Bridgehampton Gateway that becomes part of the Town Code. As such, the community has a much greater say in the present and future of this development. This is one of the primary benefits of this planned development district.

Additional community benefits of the Bridgehampton Gateway include:

- Creation of an enhanced “Western Gateway” to the Bridgehampton Hamlet Center and promotion of visual qualities, a unique sense of place, and desired community character;
- Making efficient use of land through a planned development design encompassing nine individual but contiguous tax lots;

- Allowances for greater dimensional zoning flexibility and a broader mix of land uses in an attempt to create an integrated, more self-sustainable, innovative and creative community design; and fostering a unified system of multimodal site accessibility (i.e., bus, car, bike, pedestrian) activity through the development of mixed land uses and proper site design.

Recommendations

In order to carry out the vision of the community and create a plan that resonates now and into the future, it is recommended that the design theme for the Bridgehampton Gateway area be formalized in a set of guidelines. A set of guidelines and standards for the buildings, building materials and layout of the area is often referred to as a “pattern book”. Creating a pattern book for this area will greatly benefit the Town, the community, and potential business owners in the new Gateway.

APPENDIX

Bridgehampton Gateway MUPDD Table of Uses

TOWN OF SOUTHAMPTON

AMENDMENT TO:

§330-33 Business Districts Table of Use Regulations

- P = Permitted use
SE = Special Exception use
X = Prohibited use

ALL UNLISTED USES ARE PROHIBITED IN ALL DISTRICTS

SIC Code	Use Classification	MUPDD
	A. Residential uses.	
	1-family detached dwelling, new	P
	2-family detached dwelling, new	P
	Apartments above stores.	P
	3- and 4-family detached dwelling, new	SE
	B. Residential community facilities.	
	Church or similar place of worship or religious instruction, parish house, rectory, seminary or convent.	P
	Nursery school or child day care.	SE
	Park, playground or recreational area	P
	Public library or museum.	P
	Municipal office or any governmental building of similar character.	P
	School, elementary or high public, denominational or private, non-profit, operated or licensed by the New York State Education Department.	P
	School for the mentally retarded, public or private, nonprofit, or which a certificate of incorporation has been approved and an operating certificate issued under Article 31 of the Mental Hygiene Law of the State of New York.	SE
	C. General community facilities.	
	Bus passenger shelter.	P
	Philanthropic, fraternal, social or educational institutional office or meeting room, nonprofit.	SE
	Public utility structure or right-of-way, sewage treatment plant or water supply facility necessary to serve the project.	P
8321	Individual and family social services	P
	D. Business uses.	
	Agricultural category.	
1	Agriculture, excluding animal husbandry	P
781	Landscape and horticultural services	P

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Wholesale business category.		
5013-4	Automotive parts and supplies	SE
5021/3	Furniture and home furnishings	SE
5043	Photographic equipment and supplies	SE
5094	Jewelry, watches, diamonds and other precious stones	SE
5133	Piece goods (woven fabrics)	SE
5136-7	Clothing, furnishings and accessories	SE
5139	Footwear	SE
Retail business category.		
5231	Paint, glass and wallpaper stores	P
5251	Hardware stores	P
5261	Retail nursery and lawn and garden supply stores	SE
5311	Department stores	P
5334	Variety stores	P
5399-3	General merchandise stores	P
5411	Grocery stores	P
5422-3	Meat and fish stores	P
5431	Fruit and vegetable markets	P
5441	Candy, nut and confectionery stores	P
5451	Dairy products stores	P
5426-3	Retail bakery, baking and selling	P
5499	Other food stores	P
5611/51	Clothing, personal furnishings and accessories	P
5661	Shoe stores	P
5661	Furriers	P
5699	Miscellaneous apparel	P
5712	Furniture and home furnishings	P
5713	Floor covering stores	P
5714	Drapery, curtain and upholstery stores	P
5719	Miscellaneous home furnishings	P
5722	Household appliance stores	P
5732	Radio, television and related stores	P
5733	Music stores	P
5812	Restaurant, standard	P

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SIC Code	Use Classification	MUPDD
Retail business category. Cont'd		
5812	Restaurant, take-out	P
5812	Drive-through or drive-in establishment	X
5812	Restaurant, drive-in	X
5812	Restaurant, drive-through or drive-thru	X
5812	Restaurant, fast food	X
5813	Bar, tavern or nightclub	SE
5912	Drugstores	P
5921	Liquor stores (beer and wine)	P
5931	Used merchandise stores	P
5934	Antique stores	P
5941	Sporting goods and bicycle shops	P
5942	Bookstores	P
5943	Stationery stores	P
5944	Jewelry stores	P
5945	Hobby, game and toy stores	P
5946	Camera and photographic supply stores	P
5947	Gift, novelty and souvenir shops	P
5948	Luggage and leather goods	P
5949	Sewing, needlework and piece goods stores	P
5961	Mail-order houses	P
5992	Florists	P
5993	Cigar stores and tobacconists	P
5994	News dealers and newsstands	P
5999	Other Retail	P
44512	Convenience Store	X

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SIC Code	Use Classification	MUPDD
	Office business category.	
60-1	Banks and credit agencies	P
60-1	Drive-through or drive-in bank	X
62	Security and commodity brokers, exchanges and services	P
63-4	Insurance offices	P
65-6	Real estate offices	P
67	Other investment offices	P
731	Advertising services	P
732	Credit/mercantile reporting agencies	P
733	Mailing, reproduction, commercial art and steno services	P
736	Personnel supply agencies	P
737	Computer and data processing services	P
7392	Management, consulting and public relations services	P
7393	Protective and security agencies	P
801-4	Offices of physicians, dentists and other health practitioners and medical arts buildings	P
807	Medical and dental laboratories	SE
809	Health and allied services	SE
811	Legal services	P
824	Correspondence and vocational schools	P
829	Other schools and educational services	P
861-3	Business, professional and labor organizations	P
864	Civic, social and fraternal associations	P
865	Political organizations	P
869	Other membership organizations	P
891	Engineering, architectural and surveying services	P
892	Noncommercial educational, scientific and research organization	P
893	Accounting, auditing and bookkeeping services	P
899	Other services	P

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SIC Code	Use Classification	MUPDD
	Personal and other service categories.	
	Laundry, dry-cleaning and garment services (pickup/drop-off centers only)	P
	Dry cleaning - neighborhood service facility	SE
722	Photographic studios	P
723-4	Beauty or barber shops	P
725	Shoe repair	P
726	Funeral services, except crematory	P
729	Costume and Formal wear rental; Diet or Weight Reducing Workshops; Yoga and spa.	P
729	Other personal services	X
734	Household and building services	X
7394	Appliance, furniture and equipment rental and leasing	X
751	Auto, truck and trailer rental and leasing	X
753169	Automotive and auto body repair shops	X
7534	Tire retreading and repair shops	X
7535	Auto paint shops	X
7542	Auto cleaning and car washes	X
7549	Other auto services	X
762	General electrical repair shops	X
763	Watch, clock and jewelry repair	P
764	Reupholstery and furniture repair	SE
	Amusement and recreational business category.	
782	Motion picture, film and tape distribution	P
783	Motion picture theaters, community	SE
791	Dance halls, studios or schools	SE
799	Physical Fitness Facilities	P
7999	Art galleries	P
7011	Hotel, Inn	P
	Accessory uses.	
	Customary accessory structures and/or uses, except those prohibited by this chapter.	P
	Private swimming pools.	P
	Signs pursuant to §§330-85 through 330-91.	P
	Housing for restaurant employees.	SE
	Greenhouses, private.	P
	Bed-and-breakfast above stores and restaurants.	SE